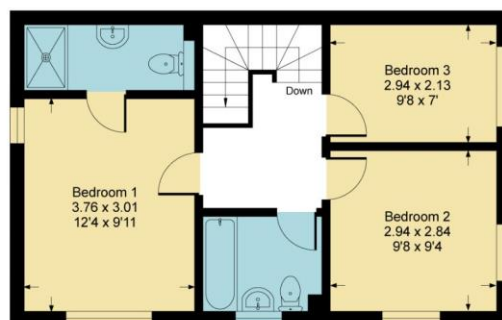


Harebell Road, SP11
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
Approximate Garage / Office Internal Area = 10.3 sq m / 111 sq ft
Approximate Total Internal Area = 99.8 sq m / 1074 sq ft

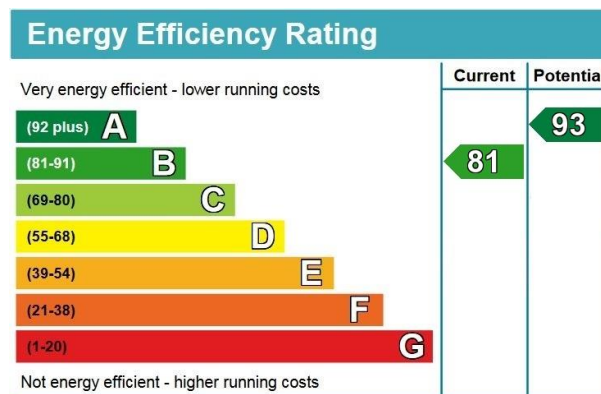


First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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ESTATE AGENTS



Harebell Road, Andover

Guide Price £410,000 Freehold

- Entrance Hall
- Sitting Room
- Master Bedroom Suite
- Bathroom
- Garage & Office/Bedroom 4
- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Attractive Garden

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

This detached house occupies a corner plot on the edge of the popular Augusta Park close to local amenities including parks and walks. The well presented accommodation comprises a spacious entrance hall, cloakroom, sitting room with French doors to the garden, a kitchen/dining room with integral appliances, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking located behind the property leading to a garage with an office/bedroom 4 to the rear. The low maintenance and partly walled garden benefits from artificial lawn and a fairly secluded seating area.

LOCATION:

The property is located on the popular Augusta Park development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Front door into:

ENTRANCE HALL:

Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM:

WC and wash hand basin.

SITTING ROOM:

Window to front and French doors to garden.

KITCHEN/DINING ROOM:

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and open access to **DINING AREA** with windows to front and side.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Double aspect with door to:

ENSUITE SHOWER ROOM:

Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Windows to front and side.

BEDROOM 3:

Window to side.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn which extends to the side with shrubs and a path to the front door. A driveway to the rear offers parking and access to:

GARAGE:

Single attached garage with up and over door, power, light, loft access and door to **OFFICE/BEDROOM 4** with a door to the garden.

GARDEN:

Enclosed with a mixture of fencing and a brick wall with gated access to the front. Mainly laid to artificial lawn with a patio to the side, gravel and decked area, outside tap and flower and shrub borders.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

